



Mill Lane

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A two bedroom, unfurnished, ground floor apartment in the south Cambridge village of Hauxton. The apartment has allocated parking and good links into Cambridge, Addenbrookes and to the M11.

£1,400 pcm

Mill Lane, Cambridge, CB22
5GD



A modern, ground floor, two bedroom apartment with patio doors opening on to a small lawn area plus allocated parking.

The property is accessed via a communal entrance. The hallway of the apartment is a slight curve and houses a storage cupboard. Also off the hallway is the main bathroom comprising a full suite including bath with shower over, wash basin and WC.

There are two bedrooms, both able to fit a double bed and there are recesses for a wardrobe. There is an ensuite to the master with a shower, wash basin, WC and mirror.

The main room is a spacious open-plan living / kitchen area with patio doors opening on to a small garden. The kitchen is finished to a high standard with a range of base and wall units. White goods are integrated and include fridge freezer, washer dryer, dishwasher, gas hob and double oven.

All windows are dressed with blinds or curtains. The property also has gas central heating, double glazing and is offered on an unfurnished basis.

Available now. Video tour available.

Please refer to the 'Tenant Guide' brochure, for more information regarding the tenancy application process, referencing, terms and conditions of the holding fee and payments due before the start of the tenancy.

UK power networks suggest the electricity is currently supplied by: Rebel Energy Supply Limited.

Find my supplier suggest the gas is currently supplied by: Rebel Energy Supply Limited.

Ofcom suggests the maximum broadband speed is: 1000mbps.

Gov.uk suggests the property has not flooded in the last 5 years.

Hauxton is a popular, historic South Cambridgeshire village, located just four miles from the centre of Cambridge and within easy reach of the A10, M11 and the park and ride. The village has a range of amenities including a recreation ground with modern play equipment, sports pitches, an organic health shop, gym, ancient parish church and a well-regarded primary school that goes on to feed either Melbourn or Sawston Village colleges, with bus services to both. There are more comprehensive facilities, as well as a station providing services into London Liverpool Street, in the neighbouring village of Great Shelford.

There are good cycle routes to Cambridge, including a newly opened cycleway across to Trumpington Park and Ride and on to the Guided Busway cycle route, plus a regular bus service to Addenbrooke's and into the city.







77sqm / 82sqft

2 bed, 2 bath, 1 recep

Council tax band - C

EPC - B / 83

Gas central heating

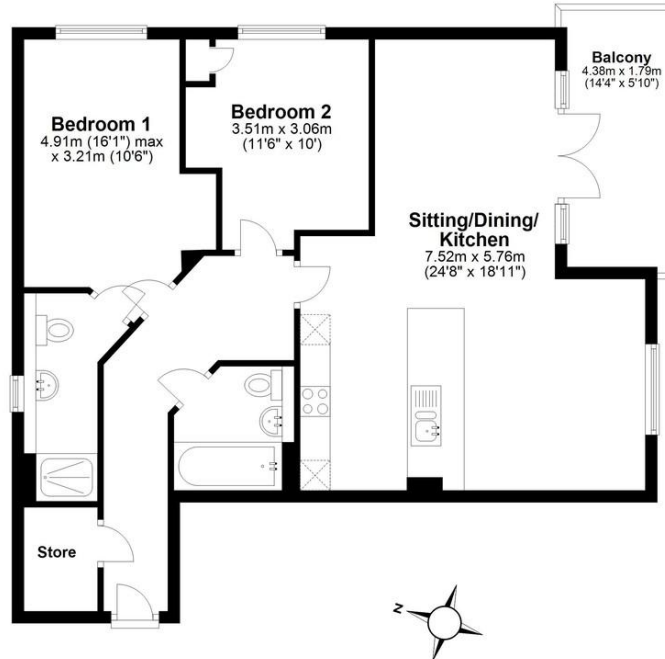
Allocated parking

Terrace

Available March 2025

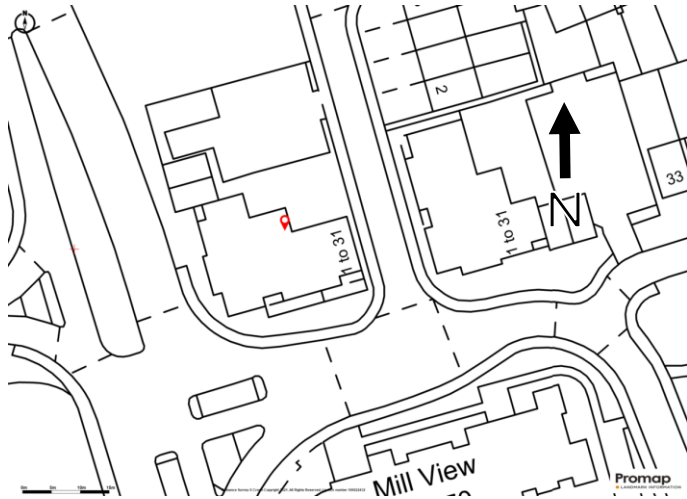


Approx. 76.8 sq. metres (826.9 sq. feet)



Total area: approx. 76.8 sq. metres (826.9 sq. feet)

Drawings are for guidance only.
Plan produced using PlanUp.



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